

## **MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION OCTOBER 24, 2013**

The Franklin Municipal Planning Commission held a regular meeting on Thursday, October 24, at 7:00 p.m. in the city hall boardroom.

Members present:     Marcia Allen  
                             Jimmy Franks  
                             Lisa Gregory  
                             Scott Harrison  
                             Mike Hathaway, Chair  
                             Roger Lindsey, Vice Chair  
                             Alma McLemore  
                             Michael Orr  
                             Ann Petersen, Alderman

Members absent:

Staff present:         Vernon Gerth, Community and Economic Development Department  
                             Emily Hunter, Planning and Sustainability Department  
                             Paula Kortas, Planning and Sustainability  
                             Catherine Powers, Planning and Sustainability Department  
                             Micah Wood, Planning and Sustainability Department  
                             Brenda Woods, Planning and Sustainability Department  
                             Carl Baughman, Engineering Department  
                             Tom Ingram, Engineering Department  
                             Katie Rubush, Engineering Department

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

**1. CALL TO ORDER**

**2. MINUTES**

- 8/22/13 Regular Meeting

**3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

**4. ANNOUNCEMENTS**

**5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

**6. CONSENT AGENDA**

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

**SITE PLAN SURETIES**

Consent: Items 7-10 and 12-22

Nonconsent: Item 11

7. Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); extend the performance agreement for landscaping (Phase 2) improvements for six months.
8. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); release the maintenance agreement for landscaping improvements; extend the performance agreement for drainage improvements for six months.

9. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building); extend the performance agreement for drainage improvements for one year.
10. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements for one year.
- 11. Cool Springs West Subdivision, site plan, section 4, revision 2, lot 20 (Southern Ice Addition); extend the performance agreement for landscaping improvements.**
12. Gateway Village PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping Phase 1 improvements.
13. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for streets and sidewalk improvements for six months.
14. Grant Park PUD Subdivision, site plan; release the maintenance agreement for landscaping Phase F improvements.
15. Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); extend the performance agreement for landscaping Phase 1A and landscaping Phase 1B improvements.
16. Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for stormwater drainage/detention and landscaping Phase 2 improvements.
17. Spring Creek Subdivision, site plan, revision 4, lot 3 (Alexander Toyota Inventory Parking); release the maintenance agreement for landscaping improvements.
18. Through the Green Subdivision, site plan, revision 1, lot 4 (Chick-Fil-A); release the maintenance agreement for landscaping improvements.
19. Westhaven PUD Subdivision, site plan, section 11 and 12; accept the landscaping (section 12, Phase B, lot 5005) improvements, release the performance agreement and establish a maintenance agreement for one year.
20. Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); release the maintenance agreement for drainage improvements.
21. Westhaven PUD Subdivision, site plan, section 22; extend the performance agreement for landscaping improvements.
22. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements.

**REZONINGS AND DEVELOPMENT PLANS**

**23.RESOLUTION 2013-64, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ANDOVER PARK PUD SUBDIVISION, LOCATED AT 1126 LIBERTY PIKE, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 2810  
Applicant: Bob Haemmerlein  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

**24.RESOLUTION 2013-69, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE COOL SPRINGS GALLERIA PUD SUBDIVISION, LOCATED AT 1800 GALLERIA BOULEVARD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 2872  
Applicant: Caleb Thorne, Ragan Smith  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

**PRELIMINARY PLATS, FINAL PLATS, AND SITE PLANS**

**25. The Brownstones at First and Church PUD Subdivision, site plan, revision 2, addition of driveway gates on 2.14 acres, located at Emily Court at First Avenue and Emily Court at Second Avenue.**

Project Number: 2889  
Applicant: Preston Quirk, Quirk Designs  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**26. The Commons at Gateway Village PUD Subdivision, final plat, 42 residential lots on 17.31 acres, located at 567 Franklin Road.**

Project Number: 2874  
Applicant: James Terry, James Terry & Associates  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**27. The Highlands at Ladd Park PUD Subdivision, final plat, section 20, 40 residential lots and 3 open space lots on 28.87 acres, located along Finnhorse Lane and Dartmoor Lane, west of the proposed Carothers Parkway extension.**

Project Number: 2867  
Applicant: David Reagan, HFR Design Inc.  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**28. Stream Valley PUD Subdivision, final plat, section 3, revision 4, 4 residential lots on 0.78 acres, located at the northeastern corner of the intersection of Narrow Ford Lane and Streamside Lane.**

Project Number: 2866  
Applicant: Brandon Lambert, Littlejohn Engineering Associates  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**29. Vanderbilt Health McEwen, site plan, a 238,547 square foot building on 22.04 acres, located at the southwest corner of East McEwen Drive and Carothers Parkway.**

Project Number: 2757  
Applicant: Jeff Hooper, Barge Cauthen & Associates  
Staff Recommends: Deferral to the November 21, 2013 FMPC Meeting  
Consent Status: Nonconsent

**30. Williamson County Medical Center Subdivision, site plan, revision 2 (Additions & Renovations), building additions totaling 132,774 square feet on 37.64 acres, located at 4321 Carothers Parkway.**

Project Number: 2875  
Applicant: Meghan Hartwell, Earl Swenson Associates  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**FMPC / ADMINISTRATIVE 2014 MEETING AND DEADLINE SCHEDULE**

**31. Adopt the FMPC / Administrative 2014 Meetings and Deadlines Schedule**

Applicant: Catherine Powers, Planning Director  
Staff Recommends: Approval  
Consent Status: Consent

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**

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**1. CALL TO ORDER**

Chair Hathaway called the meeting to order at 7:00 p.m.

**2. MINUTES**

Mr. Harrison moved to approve the September 26, 2013, Planning Commission minutes as presented, Mr. Orr seconded the motion, and it passed unanimously (8-0).

**3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

No one came forward.

**4. ANNOUNCEMENTS**

Mr. Vernon Gerth, ACA for Community and Economic Development, stated that the City was seriously looking at purchasing some paperless agenda software to reduce the amount of paper that is being used. Staff does not have an implementation date yet; however, over the coming months, the Planning Commission will be engaged to make the move to a paperless agenda. Mr. Gerth stated that the Planning Commission would have access to some type of technology to allow them to look at the plans as they needed. He wanted to give everyone a heads up that the City is moving in that direction, and hopefully this would make everything more efficient going forward.

Mr. Gerth also shared with the Commission that over the past four or five years the City had facilitated an open monthly meeting with developers and design professionals, which was the first Wednesday of each month, 7:00 a.m., in the City Hall building. Recently, a group of individuals who participate in those meetings have been identified to begin working with staff to look at the City's development approval process, more specifically the Post-PC process. The Post-PC process results when there are conditions of approval still outstanding from items that the Planning Commission approves or that staff approves administratively. Staff believes that efficiency will be gained if the number of conditions could be eliminated that come before the Planning Commission or are submitted in administrative approval. This would allow staff to focus more on the front end, such as pre-application meetings and departmental review meetings. Staff has started working with a group of developers and volunteer design professionals. This group meets every two weeks to refine that process.

Mr. Gerth discussed the short-track process, which means that the applications that have come in have very few conditions, and staff will be able to put them into a short-track Post-PC process. Hopefully, these conditions will get resolved within the next one to two weeks following the Planning Commission meeting. He hoped these discussions were already creating awareness to make the process more efficient but still meet the quality standards that the City desires.

Alderman Petersen stated that she wanted to express the same concern that she expressed at the Board of Mayor and Aldermen (BOMA) meeting. She thought she would find it very difficult to look at plats and plans on an iPad or anything like that. She knew that the plans could be expanded, but sometimes one might need to look at the whole page at once. She knew that some staff members had very large monitors, but she did not think the Planning Commissioners wanted those at their homes. She wanted to iterate that she was more concerned for the planning materials than for the BOMA materials. She still had reservations.

Chair Hathaway stated that it was definitely a different way to look at it. He had had to deal with this in his profession, and it did take getting used to.

**5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

## 6. CONSENT AGENDA

Chair Hathaway stated that the items under the consent agenda were deemed by the Planning Commission to be non-controversial, routine in nature and would be approved by one motion. The items on the consent agenda would not be individually discussed.

Chair Hathaway asked if anyone wanted to pull any items from the consent agenda, and no one wanted to pull any items. He stated that the initial consent agenda items were 7 through 10, 12 through 18, 25 through 28, and 30 through 31.

Vice Chair Lindsey moved to approve the consent agenda, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

Chair Hathaway recused himself from secondary consent items 19 through 22.

Vice Chair Lindsey stated that the secondary consent items would be items 19 through 22.

Mr. Harrison moved to approve the secondary consent agenda, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

## 7. BRENTWOOD POINTE III PUD SUBDIVISION, SITE PLAN, LOT 8 (THE VIEW)

Perf agreement: **Landscaping (Phase 2) \$13,000**

Established: November 21, 2002

Previous Action: 10/22/09 FMPC split into Phase 1 & Phase 2; this is Phase 2 (un-built portion) new original amount \$13,000. Extend to 10/28/10.  
10/28/10 Extend to 10/27/11; still under construction  
10/27/11 Approved extension to 10/25/12; still under construction  
10/25/12 Approved extension to 10/24/13; still under construction

Recommendation: Approved extension to October 23, 2014. This phase is still under construction.

## 8. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 24, LOTS 11 AND 703 (HILTON GARDEN INN)

Maint agreement: **Landscaping \$16,000**

Established: April 16, 2010

Previous Action: 5/21/08 PA posted  
4/17/09 Approved extension to 4/16/10  
4/16/10 Release PA, establish MA for \$16,000  
4/29/10 MA posted  
4/15/11 Extend to 4/20/12  
4/26/12 Extend to 4/26/13; shrubs too short, trimmed.  
4/25/13 Extend to 4/24/14

Recommendation: Extend to October 23, 2014.

Reason/Deficiency: The six dead Sweet Spire shrubs in the buffer by the parking area shall be replaced.

Perf agreement: **Drainage \$45,250**

Established: October 25, 2007

Previous Action: 5/21/08 PA posted  
4/17/09 Approved extension to 10/16/09  
10/16/09 Approved extension to 4/16/10  
4/16/10 Reduce 75% from \$181,000; extend to 4/15/11  
4/15/11 Approved extension to 4/20/12  
4/26/12 Approved extension to 4/25/13  
4/25/13 Approved extension to 10/24/13

Recommendation: Approved extension to March 27, 2014.

**9. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 24, LOTS 11 AND 703 (HILTON GARDEN INN/ MEDICAL OFFICE BUILDING)**

Perf agreement: **Drainage \$11,000**

Established: March 26, 2009

Previous Action: 3/26/09 FMPC revised drainage to \$44,000  
7/23/09 6-month approval extension to 1/24/10  
4/8/09 PA posted  
4/16/10 Reduce further 75% from \$44,000; extend to 4/15/11  
4/15/11 Extend to 4/20/12  
4/26/12 Approved extension to 4/25/13  
4/25/13 Approved extension to 10/24/13

Recommendation: Approved extension to October 23, 2014.

**10. COOL SPRINGS LIFE SCIENCE CENTER SUBDIVISION, SITE PLAN**

Perf agreement: **Landscaping \$60,000**

Established: August 15, 2002

Previous Action: 7/2/04 PA posted  
7/15/04 FMPC approval extended to 12/15/04  
10/14/05 Approved extension to 10/26/06  
10/26/06 Approved extension to 10/25/07; still under construction  
9/27/07 Blanket landscaping extension to 10/23/08  
10/23/08 Approved extension to 10/22/09  
10/22/09 Approved extension to 10/28/10; still under construction  
10/28/10 Extend to 10/27/11; still under construction  
10/27/11 Approved extension to 10/25/12; still under construction  
10/25/12 Approved extension to 10/24/13; still under construction



Recommendation: Approved extension to October 23, 2014. This site is still under construction.

Perf agreement: **Landscaping street trees \$2,400**

Established: August 15, 2002

Previous Action: 7/2/04 PA posted  
 7/15/04 FMPC approval extended to 12/15/04  
 10/14/05 Approved extension to 10/26/06  
 10/26/06 Approved extension to 10/25/07; still under construction  
 9/27/07 Blanket landscaping extension to 10/23/08  
 10/23/08 Approved extension to 10/22/09  
 10/22/09 Approved extension to 10/28/10; still under construction  
 10/28/10 Extend to 10/27/11; still under construction  
 10/27/11 Approved extension to 10/25/12; still under construction  
 10/25/12 Approved extension to 10/24/13; still under construction

Recommendation: Approved extension to October 23, 2014. This site is still under construction.

## 12. GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTION 2

Maint agreement: **Landscaping Phase 1 \$18,000**

Established: June 28, 2012

Previous Action: 2/7/06 PA posted  
 11/10/06 Approved extension to 11/15/07; still under construction  
 9/27/07 Blanket landscaping extension to 11/20/08  
 11/14/08 Approved extension to 11/13/09  
 11/19/09 Approved extension to 11/18/10; still under construction  
 11/18/10 Approved extension to 11/17/11; still under construction  
 11/17/11 Approved extension to 11/15/12; still under construction  
 6/28/12 Split into Phase 1 & Phase 2; this is Phase 1, new original amount \$70,000; Release PA, establish MA for \$18,000.  
 7/20/12 MA posted  
 6/27/13 Extend to 6/26/14

Recommendation: Release the maintenance agreement.

## 13. GENERALS RETREAT PUD SUBDIVISION, SITE PLAN

Perf agreement: **Sidewalk \$6,000**

Established: February 23, 2006

Previous Action: 6/27/06 PA posted  
 4/13/07 Approved extension to 4/24/08  
 4/24/08 Approved extension to 4/23/09  
 4/17/09 Approved extension to 4/16/10  
 4/22/10 Extend to 4/28/11  
 4/28/11 Approved extension to 4/26/12  
 4/26/12 Extend to 4/25/13  
 4/25/13 Extend to 10/24/13  
 Recommendation: Approved extension to March 27, 2014. This site is still under construction.

Perf agreement: **Streets \$98,000**  
 Established: February 23, 2006  
 Previous Action: 6/27/06 PA posted  
 4/13/07 Approved extension to 4/24/08  
 4/24/08 Approved extension to 4/23/09  
 4/17/09 Approved extension to 4/16/10  
 4/22/10 Extend to 4/28/11  
 4/28/11 Approved extension to 4/26/12  
 4/26/12 Extend to 4/25/13  
 4/25/13 Extend to 10/24/13  
 Recommendation: Approved extension to March 27, 2014. This site is still under construction.

**14. GRANT PARK PUD SUBDIVISION, SITE PLAN**

Maint agreement: **Landscaping Phase F \$4,000**  
 Established: October 25, 2012  
 Previous Action: 7/21/08 PA posted  
 12/3/09 Split landscaping into 8 phases; this is Phase F.  
 5/21/10 Approved extension to 5/20/11  
 5/20/11 Approved extension to 5/18/12  
 5/18/12 Approved extension to 5/17/13  
 10/25/12 Release PA, establish MA for \$4,000  
 11/14/12 MA posted  
 Recommendation: Release the maintenance agreement.

**15. HIGHLANDS AT LADD PARK PUD SUBDIVISION, SITE PLAN, SECTION 7 (NEIGHBORHOOD A)**

Perf agreement: **Landscaping Phase 1A \$10,000**  
 Established: December 14, 2006  
 Previous Action: 10/22/07 PA posted  
 10/17/08 Approved extension to 10/16/09; still under construction  
 10/16/09 Approved extension to 10/15/10; still under construction

3/3/10 Split into four phases. This is Phase 1A.  
 10/15/10 Extend to 10/21/11; still under construction.  
 10/27/11 Approved extension to 10/25/12; still under construction.  
 10/25/12 Extend to 10/24/13; still under construction  
 Recommendation: Extend to October 23, 2014. This site is still under construction.

Perf agreement: **Landscaping Phase 1B \$27,000**  
 Established: December 14, 2006  
 Previous Action: 3/3/10 Split into four phases. This is Phase 1B.  
 10/15/10 Extend to 10/21/11; still under construction.  
 10/27/11 Approved extension to 10/25/12; still under construction.  
 10/25/12 Extend to 10/24/13; still under construction  
 Recommendation: Extend to October 23, 2014. This site is still under construction.

**16. JAMISON STATION PUD SUBDIVISION, SITE PLAN, SECTION 1**

Perf agreement: **Landscaping Phase 2 \$9,000**  
 Established: October 26, 2006  
 Previous Action: 10/16/09 Split landscaping into Phase1 (\$20,000) and Phase 2 (\$9,000). This is Phase 2. Extend to 10/15/10.  
 10/28/10 Extend to 10/27/11  
 10/27/11 Extend to 10/25/12; not constructed yet.  
 10/25/12 Extend to 10/24/13; still under construction  
 Recommendation: Extend to October 23, 2014. This site is still under construction.

Perf agreement: **Stormwater drainage/detention \$60,000**  
 Established: October 26, 2006  
 Previous Action: 2/28/07 PA posted  
 1/11/08 Approved extension to 1/22/09  
 12/12/08 Reduce from \$120,000; extend to 11/13/09  
 11/13/09 Approved extension to 7/16/10  
 7/22/10 Extend to 1/27/11  
 1/27/11 Extend to 7/28/11  
 7/28/11 Extend to 1/26/12  
 10/27/11 Extend to 10/19/12; as-builts are incomplete; resubmit.  
 10/25/12 Extend to 4/25/13  
 4/25/13 Extend to 10/24/13  
 Recommendation: Extend to March 27, 2014. This site is still under construction.

**17. SPRING CREEK SUBDIVISION, SITE PLAN, REVISION 4, LOT 3 (ALEXANDER TOYOTA INVENTORY PARKING)**

Maint agreement: **Landscaping \$7,000**  
 Established: October 19, 2012  
 Previous Action: 10/5/10 PA posted

FMPC 10/24/13

10/21/11 Release denied, reduce from \$26,000; extend to 10/19/12.

8/1/12 NEW APPLICANT

10/19/12 Release PA, establish MA for \$7,000

11/8/12 MA posted

Recommendation: Release the maintenance agreement.

**18. THROUGH THE GREEN SUBDIVISION, SITE PLAN, REVISION 1, LOT 4 (CHICK-FIL-A)**

Maint agreement: **Landscaping \$11,000**

Established: October 25, 2012

Previous Action: 8/28/08 FMPC granted 6-month approval extension to 3/27/09.  
3/9/09 PA posted

1/15/10 Approved extension to 1/21/11; still under construction

4/16/10 Release denied; reduce from \$44,000; extend to 4/15/11

4/15/11 Extend to 4/20/12

4/26/12 Approved extension to 10/25/12; final extension.

10/25/12 Release PA, establish MA for \$11,000

2/6/13 MA posted

Recommendation: Release the maintenance agreement.

**19. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 11 AND 12**

Perf agreement: **Landscaping (section 12, Phase B, lot 5005) \$33,000**

Established: April 15, 2004

Previous Action: 1/28/10 Sec 12 split into Phase A & Phase B-Lot 5005; this is Phase B, Lot 5005, new original amount \$44,000, reduce to \$33,000; extend to 1/27/11.

1/27/11 Extend to 1/26/12

1/26/12 Approved extension to 1/24/13

1/24/13 Approved extension to 10/24/13; must be complete by next inspection

Recommendation: Accept the landscaping (section 12, Phase B, lot 5005) improvements, release the performance agreement and establish a maintenance agreement in the amount of \$11,000 for one year.

**20. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 15, LOT 4009 (WESTHAVEN WESTERN REGIONAL PARKING LOT)**

Maint agreement: **Drainage \$8,200**

Established: October 25, 2012

Previous Action: 12/27/06 PA posted

11/9/07 Approved extension to 7/24/08

7/24/08 Reduce from \$82,000; extend to 1/22/09

1/16/09 Extend to 1/15/10

1/15/10 Approved extension to 7/16/10

7/22/10 Reduce further 75% from \$82,000; extend to 7/28/11

7/28/11 Extend to 1/26/12

1/26/12 Approved extension to 7/26/12  
7/26/12 Approved extension to 1/24/13  
10/25/12 Release PA, establish MA for \$8,200  
11/2/12 MA posted

Recommendation: Release the maintenance agreement.

**21. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 22**

Perf agreement: **Landscaping \$37,000**

Established: June 22, 2006

Previous Action: 8/15/07 PA posted

10/17/08 Approved extension to 10/16/09

10/16/09 Approved extension to 10/15/10; still under construction

10/28/10 Approved extension to 10/27/11; still under construction

10/27/11 Extend to 10/25/12; still under construction

10/25/12 Approved extension to 10/24/13; still under construction

Recommendation: Extend to October 23, 2014. This site is still under construction.

**22. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 27**

Perf agreement: **Landscaping \$71,000**

Established: June 26, 2008

Previous Action: 9/23/09 PA posted

10/15/10 Approved extension to 10/21/11

10/21/11 Extend to 10/19/12; still under construction

10/25/12 Approved extension to 10/24/13; still under construction

Recommendation: Extend to October 23, 2014. This site is still under construction.

25. The Brownstones at First and Church PUD Subdivision, site plan, revision 2, addition of driveway gates on 2.14 acres, located at Emily Court at First Avenue and Emily Court at Second Avenue.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

**PROCEDURAL REQUIREMENTS:**

1. Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the Short-Track Post-PC review process. To participate in the Short-Track Post-PC process, the applicant must submit complete and corrected plans to the Department of Building and Neighborhood Services by 3:00 PM on Friday, October 25, 2013. Staff response on the Post-PC plans is guaranteed in 5 business days. If a Short-Track Post-PC item is not submitted by the deadline or is an incomplete

submittal, it shall be placed on the standard Post-PC review track, which has a 30 business day review period.

2. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
4. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
5. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
6. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
7. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**\*PROJECT CONSIDERATIONS:**

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Performance Agreement and Surety

General Comments

**1. Landscape**

Landscape surety shall be determined at Post PC - TBD \$

**2. Sureties**

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD  
Drainage - \$ TBD  
Sewer - \$ TBD  
Water - \$ TBD

Planning  
General Comments

3. Project number

Applicant shall include COF #2889 on all sheets in the plans set.

26. The Commons at Gateway Village PUD Subdivision, final plat, 42 residential lots on 17.31 acres, located at 567 Franklin Road.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

\* PROJECT CONSIDERATIONS:

1. None;

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety  
General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

27. The Highlands at Ladd Park PUD Subdivision, final plat, section 20, 40 residential lots and 3 open space lots on 28.87 acres, located along Finnhorse Lane and Dartmoor Lane, west of the proposed Carothers Parkway extension.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

See attached pages for a list of staff recommended conditions of approval.

#### PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

#### \* PROJECT CONSIDERATIONS:

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

#### CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:



Streets - \$ TBD  
Street Access - \$ TBD  
Sidewalks - \$ TBD  
Drainage - \$ TBD  
Sewer - \$ TBD  
Water - \$ TBD

Planning

Highlands at Ladd Park PUD Subdivision, Section 20 - submittal 001.pdf

2. Addressing

Applicant shall have all addresses on final plat before recording of plat.

28. Stream Valley PUD Subdivision, final plat, section 3, revision 4, 4 residential lots on 0.78 acres, located at the northeastern corner of the intersection of Narrow Ford Lane and Streamside Lane.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

\*PROJECT CONSIDERATIONS:

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

30. Williamson County Medical Center Subdivision, site plan, revision 2 (Additions & Renovations), building additions totaling 132,774 square feet on 37.64 acres, located at 4321 Carothers Parkway.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

\*PROJECT CONSIDERATIONS:

1. None;

- \* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

Landscape surety shall be determined at Post PC - TBD \$

2. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

3. Cash Contribution

Applicant shall provide a cash contribution for onsite sidewalk to be constructed by the City along Carothers Parkway with the widening of the road. Cash contribution amount shall be determined at Post PC and shall be paid by the applicant prior to issuance of building permits.

Cash contribution for sidewalk - \$TBD

Engineering

General Comments

4. Traffic/Transportation

The update to the three signs to be revised is to R6-5P rather than R6-5D as shown. Also add R6-5P on the new fourth approach.

5. Sidewalks

The previous comment "This section of sidewalk on the hospital side shall be installed" refers to the sidewalk to be constructed along Carothers Parkway. This project must provide a cash contribution to the City of Franklin for the City to construct the required sidewalk once Carothers Parkway has been widened.

WMC\_Consolidated.pdf

6. Ramps

Previous comment not fully addressed. The applicant shall show where detectable warning panels shall be placed.

7. Sidewalks

Previous comment not fully addressed: The applicant shall provide a sidewalk from the proposed parking in the northwest corner of the site to the buildings.

A sidewalk shall be provided through the proposed parking area to the west side of the parking lot to provide for pedestrian connectivity.

8. Sanitary Sewer

The applicant shall show stationing in plan view. This comment is in response to changes to the plans.

9. Sanitary Sewer

Previous comment not fully addressed. The sanitary sewer shall be centered on the sewer easement.

Planning

10. Bicycle Parking

Required bicycle parking shall be addressed. The applicant shall list the minimum bike spaces required, the amount provided (existing bike racks may contribute to the amount of bicycle parking provided), location of the parking, and a detail of the rack. This is a comment that was not addressed with the resubmittal.

11. Open Space

On the open space charts on the landscape sheets, the applicant shall note what percentage of the formal open space area is paved. This is a response from a previous comment.

12. Photometrics

Applicant shall clearly identify all areas where lighting exceeds 10.0 fc. If lighting above this maximum permitted level is necessary for security purposes, applicant shall include a security statement on the Photometric Plan. If the lighting exceeding 10.0 fc is not necessary for exceptional security purposes, applicant shall revise lighting to comply with the Zoning Ordinance requirements.

Planning (Landscape)

General Comments

13. Trees

The landscape plans shall be corrected to show the 7 Oak trees at the southeast corner of the parking garage to be preserved until the sidewalk is install after Carothers is widened.

Zoning

14. Canopy

The columns of all proposed canopies are required to match the building, including the masonry base to the column.

15. Generator

The generators shown adjacent to the central energy plant are only shown on some sheets of the submittal and were not apparent with the first submittal. Coordinate all sheets. These generators are required to be screened architecturally or with evergreen shrubs. The screen is required to be of a height to totally block the view of the object being screened. Show the

location of the generator and the screening on the site plan. Provide construction details of the proposed screening. Screening is required to match the building architecture.

#### 16. Fuel Tanks

Fire personnel brought to our attention that two fuel tanks are shown adjacent to the central energy plant. Are these above ground or below? Above ground tanks can be no more than 1000 gallons and are required to be screened. Revise plans accordingly.

#### **FMPC / ADMINISTRATIVE 2014 MEETING AND DEADLINE SCHEDULE**

31. Adopt the FMPC / Administrative 2014 Meetings and Deadlines Schedule

STAFF RECOMMENDATION: Approval

This completed the consent agenda.

#### **11. COOL SPRINGS WEST SUBDIVISION, SITE PLAN, SECTION 4, REVISION 2, LOT 20 (SOUTHERN ICE ADDITION)**

Perf agreement: **Landscaping \$78,000**

Established: February 28, 2008

Previous Action: 7/16/08 PA posted

4/17/09 Reduce from \$104,000; extend to 4/16/10

4/16/10 Extend to 4/15/11

4/15/11 Extend to 4/20/12

4/25/13 Extend to 10/24/13; final extension.

Recommendation: **CALL THE PERFORMANCE AGREEMENT FOR LANDSCAPING IMPROVEMENTS.**

Reason/Deficiency: There are multiple missing and dead trees and shrubs on this site. The applicant received a warning following the previous inspection that the site had to be complete and ready for performance release in time for this inspection.

Mrs. Kortas presented the staff report for item 11 and stated that when the recommendations for this project first came out, the recommendation was to call the performance agreement for landscaping improvements. However, since the packets had gone out, the applicant had been in touch with staff and had a good discussion. Staff feels certain that the applicant will complete the landscaping improvements, hopefully in time for the January 23, 2014, Planning Commission agenda. The recommendation would now be to extend the landscaping improvements to April 18, 2014, with hopes that it will be complete by January 2014.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

No one came forward.

Mr. Harrison moved to extend the performance agreement for landscaping improvements to April 18, 2014, Mr. Orr seconded the motion, and it passed unanimously (8-0).

**23.RESOLUTION 2013-64, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ANDOVER PARK PUD SUBDIVISION, LOCATED AT 1126 LIBERTY PIKE, BY THE CITY OF FRANKLIN, TENNESSEE."**

Mr. Franks recused himself from item 23.

Ms. Hunter presented the staff report for Resolution 2013-64 and stated that this item proposed demolition of an existing single family resident and the addition of five new detached residential units. Staff favorably recommended approval of Resolution 2013-64 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Lyndon Wilson, of 404 Dominion Court in the Cheswicke Farms Subdivision, thanked the Planning Commission for allowing him to speak and to voice his opposition to the Andover Park Subdivision at 1125 Liberty Pike. Many of the residents of Cheswicke Farms, Andover, and even Liberty Hills across the street, have been voicing their concerns about this proposed development and its various incarnations over the time period. It was initially presented in a community meeting as 14 single family units over four buildings. Fortunately, that raised enough opposition that it was defeated, and now it has been reworked to the present plan with five 2,000 square foot homes on about three-quarters of an acre lot. Throughout all of this the residents' concerns have remained the same and unchanged, namely that it would negatively impact their property values. He had a problem with the unreasonable price per square foot estimates that are being made, the traffic congestion, pedestrian safety issues, parking issues, and the natural esthetics. This development would change the view of his home and the natural beauty of the area. He had kept up the pond without the help of the property owner who owns part of the property. To him this was an unacceptable proposal, and he requested that the Planning Commissioners vote no to Resolution 2013-64.

Mr. Scott Wimpelberg, of 357 Logans Circle and President of the Cheswicke Farms East Homeowners Association (HOA), stated that he represented the other 101 homes in the Cheswicke Farms East Subdivision that are also opposed to this development because of the change of esthetics that it gives to this nice, beautiful area of Franklin. This would now take an open, congested home structure and put it on the front of the street before getting to a nice open lake on one side and nice open homes on the other side. The developer has quoted two different price points, and at the lowest point that was quoted only six percent of the homes in Andover are at or above the lowest point. Their fear is that the homes will not sell for what they are worth and will turn to rental properties. The fact that this sits in front of Cheswicke Farms will cheapen the face of Cheswicke Farms but would not change the face of Andover since it is part of their property. Five homes are too much for this area and change the landscape of this nice open park. Mr. Wimpelberg was opposed to Resolution 2013-64.

Mr. Troy Wilhelm, a resident of Cheswicke Farms, stated that if one were to look at the map of Cheswicke Farms East as well as Andover Park Subdivision, it could be seen that this proposal completely sits in front of Cheswicke Farms. The residents are opposed to putting five houses in this area. The City of Franklin has started a restoration of a creek right beside this proposed development. The restoration will cost hundreds of thousands of dollars for this creek and then the developer will squeeze five homes into a location right beside it. Mr. Wilham was opposed to Resolution 2013-64 and stated that voting yes for this resolution could potentially open up the opportunity to do the same thing the rest of the way down Liberty Pike.

This ended citizen comments.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was representing the applicant for the Andover Planned Unit Development (PUD). It was brought to his attention that there were multiple places where the applicants had quoted various square footages of the homes. He wanted to go on record and state that the average square footage of the homes for this property would be 2,200 square feet. They would range in size from 1,800 to 2,400 square feet. In the planning documents, which were provided to the Planning Commission, it was stated that they were 2,400 to 2,800 square feet. This will be revised with the Post-PC submittal. Looking at the current market value for new homes in this area, they are anticipating \$165.00 per square foot sales price, which would give an average of around \$363,000 per home. Mr. Gamble distributed a map of the Liberty Pike corridor. This proposed development is on 1.57 acres and is an infill along Liberty Pike. They are unable to do a cul-de-sac off of Liberty Pike because of the stacking distance for the automobiles. They have a one-way road, which allows one to circulate the site. It provides adequate circulation for fire and emergency vehicles and also allows automobiles to smoothly enter and exit off of Liberty Pike. They have 68 percent open space on this plan. He stated that they were in agreement with all of the conditions of approval, and he requested approval of Resolution 2013-64 to the Board of Mayor and Aldermen.

Mr. Harrison moved to favorably recommend approval of Resolution 2013-64 to the Board of Mayor and Aldermen, and Mr. Orr seconded the motion.

Alderman Petersen stated that the lots on this development were a great deal smaller, and some lots were smaller than 1/10 of an acre. Also on the property the house had to be a certain distance away from the sidewalk as well as a certain distance back from the front facade of the house, and she questioned this on Lot 110.

Mr. Gamble stated that each home had a two-car garage, and they were counting one of the spaces within the garage toward the requirement of each one of the houses. Each house had a minimum of one car parked in the driveway. On Lot 110 where the required parking space in the driveway was shown, the distance was 22 feet. They recognized that they needed additional parking for guests and events, and they had three additional on-street parking

spaces that were considered as bump-outs to make sure that all of the emergency accesses to fire lanes during those times were un-impeded.

Alderman Petersen stated that if she correctly read the comment the garage needed to be 22 feet back from the sidewalk, and Lot 110 was not fulfilling this.

Mr. Gamble stated that it was unusual to show a driveway on a development plan, and that was a request by staff. As the applicants prepare to move to the next level and prepare the site plan, there would be room for refinement.

Ms. Hunter stated that was correct. That was one of the things staff had been concerned about, and that was why they put that comment in the Conditions of Approval so that at the site plan level they wanted to go ahead and note that this would be a problem most likely, and staff would be looking out for it. If the parking standard cannot be met with the development of that lot, then that lot will not be able to be created.

Mr. Gamble stated that they recognized that the homes on these lots would be custom, and that each house would have to be designed. The applicants have not gone through the effort at this point to design the homes because the site plan has not been approved. These are stipulations and requirements of the City of Franklin Zoning Ordinance, and they have to be met. If a two-car garage needs to be 22 feet back from the sidewalk, it will be 22 feet back from the sidewalk.

Alderman Petersen stated that looking at plan, it looked like the garage was all the way back, to the buffer. She did not think there was any leeway for the garage to be moved back any farther.

Mr. Gamble stated that they would have some flexibility in the final alignment of the bird's eye, which may allow them to shift over two to three feet to make sure that they were accommodating exactly what was needed. They really needed to focus on what was the floor plan and the house and where and how will it sit on the lot. It all needs to be designed in concert together.

Ms. Allen asked if staff saw any problems with the 60 foot buffer regarding the creek restoration.

Ms. Hunter stated that the Engineering Department had reviewed it, and they seemed to think that it would work. It is a no touch buffer; however, they did not see any problems at this point. More details will be addressed at the site plan stage, and they will be addressed at that point.

Mr. Gamble stated that a four foot chain link fence was required to be installed as part of the protection buffer during construction so that no trucks, vehicles, or people could enter that area.

Alderman Petersen stated that it looked as though the sanitary sewer easement was going to go down through the parking between Lots 108 and 109.



Chair Hathaway stated that parking is typically allowed on easements.

Ms. Hunter stated that usually just the building could not be placed on easements; pavement could be placed over it.

Alderman Petersen stated that she had read that if the pavement line had to be repaired then the parking pavement would have to be reconstructed.

Mr. Orr stated that the pavement could be repaired without having to be totally redone.

Ms. Hunter stated that there would be some type of note placed on the final plat saying that if any of that area were disturbed, it would be at the homeowner's expense to replace it.

Alderman Petersen stated that the main reason she was bringing this up was that these were very small lots, and there was not much space to move things around. This looked better than the original plans, but still it looks as if there is too much trying to be done.

Chair Hathaway stated that the tightness of this had been emphasized from staff, and he would agree that there was a higher level of scrutiny on what was built in this location because of the visibility.

Alderman Petersen stated that she would be voting against Resolution 2013-64 because of the reasons she had previously stated.

With the motion having been made and seconded to recommend approval of Resolution 2013-64 to the Board of Mayor and Aldermen, it passed five to two (5-2) with Alderman Petersen and Ms. Gregory voting no, with Mr. Franks recusing himself and with the following:  
STAFF RECOMMENDATION: Favorable Recommendation to BOMA;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

\* PROJECT CONSIDERATIONS:

1. None;

- \* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

BNS

Andover Submittal Set.pdf

1. Garages

Note 3 on sheet 6 states that front loaded garage doors will be a minimum of 10' behind the front facade of the residence in accordance with ZO requirements. In addition to this standard relative to the front facade of the house, section 5.3.5 of the ZO also requires that street-facing garages shall be a minimum of 22 feet from the sidewalk. This is only the Development Plan stage, but it does not appear that the house on lot 110 meets this standard. At site plan stage, this issue shall be addressed, or the development of Lot 110 may not be feasible.

This comment is in response to a previous Engineering comment.

Engineering

General Comments

2. Parking

The previous comment "The on street parking spaces require a minimum length of 22 feet and a minimum width of 8 feet. Provide parking spaces that meet or exceed the minimum requirements. Relocate the driveway locations as necessary. The parking spaces are not drawn at the proper width. The parking spaces indicated on the driveways are not the proper size to park nominally sized vehicles. A single parking space adjacent to a wall or landscape area must be 20 feet long and 10 feet wide. Parking on sidewalks will not be permitted. A parking space in front of a garage door must provide adequate space to stop the vehicle short of the door" was not completely addressed. The minimum distance from the back of the sidewalk to the garage door is 22 feet. The current plan indicates a vehicle parked in front of the garage of lot 107 will be permitted to also be parked on lot 106. No vehicle will be permitted to park on an adjacent lot.

This issue shall be addressed with the site plan submittal. Parking that does not comply with Zoning Ordinance requirements will not be permitted. A revision to the number of developable lots may result.

3. ROW

The original comment "Provide the location of the street right-of-way on the site development plan and the autoturn detail. Provide the inner right-of-way line. Provide the turning movement of the emergency vehicle turning off and onto Liberty Pike on the autoturn detail" was not completely addressed. The street label states that the right-of-way is 35 feet. Remove the indication that the street right-of-way is all 35 feet.

4. Easements

The previous comment "Provide the location of the ingress/egress access easements on the shared driveways. Provide a note that clarifies parking will not be permitted in the ingress/egress access easements" was not completely addressed. The access easements must provide all of the area needed for the vehicles to cross the adjacent properties. No vehicular parking will be permitted in the access easements. Provide an area that is 22 feet long in front of the garage doors and outside of the access easements for parking.

This issue shall be addressed with the site plan submittal. Parking that does not comply with Zoning Ordinance requirements will not be permitted. A revision to the number of developable lots may result.

5. Water

The previous comment "Provide the location of the water line and water services on the utility sheet" was not completely addressed. Provide the location of the sewer service for lot 108. Provide at least 10 feet of horizontal separation between all water services and the sewer manhole.

6. Drainage

The previous comment "Provide an accurate account of the area for bioretention. Bioretention must not be located within the drip line of a tree that is located along the property line" was not completely addressed. The area of the bioretention must include only the relatively flat depressed area that will provide bioretention. The area that will be backfilled with stone adjacent to the curb and the graded slopes at the perimeter of the bioretention area do not provide bioretention.

7. Streets

The previous comment "Provide the width of the proposed street right-of-way at 7 equally spaced locations" was not completely addressed. Remove all indications on the plans that the right-of-way is not a varying width.

8. ROW

Update Local Street width call-out to the variable range, i.e. 35'-47'.

9. Easements

As originally stated on 7/12, "Bioretention cannot be located in a utility district's exclusive easement". At site plan submittal, the applicant shall comply with this comment. Additionally, the applicant shall correctly label the area of the bioretention so that it matches the actual area.

Planning

10. Addressing

Street name shall be approved and shown with the development plan. Applicant shall contact Lori Jarosz in Planning for approval of street name. This comment was not fully addressed with the previous submittals.

11. Site Data Chart

Open space required counts shall be corrected on Sheet 4. Informal and formal open spaces are not required for this PUD since it is only 5 lots. This comment was made during a previous review, as well.

**24.RESOLUTION 2013-69, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE COOL SPRINGS GALLERIA PUD SUBDIVISION, LOCATED AT 1800 GALLERIA BOULEVARD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Ms. Hunter presented the staff report for Resolution 2013-69 and stated that this was a revision to the existing PUD for Cool Springs Galleria. The proposed plan was for additions totaling 73,700.00 square feet onto the existing Galleria site. Staff favorably recommended approval of Resolution 2013-69 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Charlie Lowe, of Ragan Smith, represented the applicants and stated that they were in agreement with all of the conditions of approval, and he requested approval of Resolution 2013-69 to the Board of Mayor and Aldermen.

Ms. McLemore moved to favorably recommend approval of Resolution 2013-69 to the Board of Mayor and Aldermen, Ms. Allen seconded the motion, and it passed unanimously (8-0) with the following:

STAFF RECOMMENDATION: Favorable Recommendation to BOMA;

COMMENTS: A project consideration has been added to this project regarding a contribution toward the Adaptive Traffic Control System project in the Cool Springs area. This issue will be revisited with future site plan submittals.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

\* PROJECT CONSIDERATIONS:

1. The applicant is taking under consideration an Engineering suggestion for the developer to contribute toward the Adaptive Traffic Control System project that will optimize Cool Springs area signal timings in accordance with the TIS recommendation. Applicant has been asked to contribute \$160,000 (20% of estimated project cost) at the site plan stage. Funding for the project has been approved by the U.S. DOT through the Metropolitan Planning Organization. The developer's contribution can provide the needed local funding match.

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Sidewalks

At all uncontrolled crosswalks, install signs W11-2 with supplemental panels W16-7P.

2. Traffic/Transportation

Engineering recommends all-way stop control at south perimeter road & South Springs intersection (serves less volume than north perimeter road & Galleria Blvd. intersection which has all-way stop). Please prepare a TIS Addendum addressing this issue and update the plans accordingly.

3. Easements

The P.U.D.E. has been shown but the sanitary sewer line is deeper than 20' so it must have a 30' easement. Per Water Management Department.

4. Storm water

As discussed with the applicant on 10/3/13, water quality requirements for both Phase 1 and Phase 2 will be met within the overall development but will not be included in the project area for this development plan. The applicant shall add a note to the plans stating that the water quality requirements for both Phase 1 and Phase 2 will be met, the type of proposed water quality, and the approximate location.

Fire

5. Fire Lane

For Site Plan Submittal (Project Consideration)

Please provide a Fire Lane Marking Plan with Site Plan Submittal.

Based on the apparatus autoturn exhibit provided in the Development Plan, multiple Fire Lane points are needed to prevent vehicles from parking adjacent to/along a travel path which would impede traffic flow and obstruct emergency vehicles.

The applicant may wish to submit a draft version via email to [fireprevention@franklinton.gov](mailto:fireprevention@franklinton.gov) or contact the fire department for a meeting prior to site plan submittal.

#### Planning

##### 6. Building info

On Sheet C1.0, applicant shall label the building footprint with the existing/approved total square footage (total square footage including the Phase 1 renovation that is making its way through FMPC). This is a previous comment that was not fully addressed with the resubmittal.

##### 7. Legal Description

Applicant shall fill in the property description on the Existing Conditions sheet. This is a new comment that was not noticed with the initial submittal.

##### 8. Addressing

Applicant shall contact Lori Jarosz at [lori.jarosz@franklinton.gov](mailto:lori.jarosz@franklinton.gov) to receive addresses.

#### Zoning

##### General Comments

##### 9. Seasonal Sales

Seasonal sales are permitted for 30 days per calendar year per parcel. If the sale of goods in this area is desired for more than 30 days per year, more permanent facilities shall be built to house the various yearly sales.

#### **29. Vanderbilt Health McEwen, site plan, a 238,547 square foot building on 22.04 acres, located at the southwest corner of East McEwen Drive and Carothers Parkway.**

Ms. Gregory recused herself from item 29.

Ms. Hunter presented the staff report for item 29 and stated that staff originally recommended deferral of the site plan due to an incomplete Traffic Study that did not account for potential development on the parcel at the southeast corner of McEwen and Carothers. Staff has since met with the applicants to discuss the impacts of that revised Traffic Impact Study and have come to the conclusion that there may be minimal, very limited, impacts to the site layout, based on those changes to the updated Traffic Study. Therefore, staff has changed their recommendation to approval with conditions. However, staff has added a recommended project consideration that states that, "Any intersection impacts from the revised Traffic Impact Study (TIS) will require Post-PC approval, at a minimum, and, possibly Franklin Municipal Planning Commission (FMPC) approval, of the revised site plans. Upon completion of the TIS and required roadway design(s), the Departmental Review Team (DRT) will determine if any impacts to the site warrant re-approval by the FMPC of if the impacts are

deemed minimal and approvable through the Post-PC review process.” That gives staff the discretion that if there are impacts that are worthy of further review it could be before the Planning Commission again, and if there are just minimal impacts, it could continue through the review process. There are some additional Engineering conditions of approval as well as some sureties that have been placed on the project since the original staff report was released, so the Planning Commission has received a fully updated, revised list of all of the conditions of approval that staff has recommended. Staff now recommends approval of item 29 with those conditions.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Cyril Stewart, of Vanderbilt University Medical Center, stated that they had met with City staff, agreed with all of the conditions of approval and requested approval of item 29.

Ms. Allen moved to favorably recommend approval of item 29 with the updated project consideration and the conditions of approval, and Mr. Harrison seconded the motion.

Mr. Orr asked if the parking lots on McEwen and Carothers were set back enough to account for any widening that may occur on both of those roads.

Ms. Hunter stated that they were.

Alderman Petersen asked how far away the parking lots were from the building.

Mr. Stewart stated that they had put all of the patient parking up to the doors. The employee parking is farther away. They will provide handicap spaces for people with disabilities. They will provide an onsite shuttle bus, primarily for staff, if the need arises, but will provide it for patients as well.

Mr. Stewart stated that this site had a unique feature, which was a wet weather conveyance that goes through the site. They decided that instead of trying to eliminate it they wanted to create beautiful walking spaces. They actually had alleys of trees, and they had found that on the campus of Vanderbilt that people do not mind walking if it is a beautiful space to walk through. So they think that with the above average landscaping people will enjoy the walk more than they would otherwise.

Alderman Petersen asked about the note that said, “Wetland can be removed, per TDEC.”

Mr. Stewart stated that they had worked with TDEC on this, and they had gone ahead and bought an offset for that wetland credit. They now have a protected place, and they have a certificate of proof.

With the motion having been made and seconded to favorably recommend approval of item 29, it passed unanimously (7-0) with the following:

STAFF RECOMMENDATION: ~~Deferral to the November 21, 2013 FMPC Meeting;~~  
Approval, with conditions;

COMMENTS: This staff report revision updates the staff recommendation from deferral to approval, with conditions. Staff has met with the applicant to discuss the necessary traffic impact study revisions. The applicant has agreed that if, upon completion of the traffic impact study, there are significant site or intersection changes, the site plan may need to be re-reviewed by FMPC. At this time, it is unclear whether any further site modifications will be needed to address the revised TIS recommendations. Since no changes or minor changes may only be needed to address an updated TIS, staff has changed the recommendation to conditional approval. Staff has added the project consideration below regarding potential changes to the site plan.

Additionally, staff has added sureties for traffic improvements (Condition #3), as well as the attached engineering conditions regarding a shared access on McEwen Drive and an intersection on Carothers Parkway (Conditions #5 and #6). Staff has also revised engineering conditions #7, 8, and 10 to include a procedural requirement related to the level of review required with the resolution of each issue. Attached is a full list of all conditions that staff recommends placing on this site plan. This list replaces the list of conditions received in the first version of this staff report, which was made available on 10/16/13.

**\*PROJECT CONSIDERATIONS:**

1. Any intersection impacts from the revised TIS will require post-PC approval, at a minimum, and, possibly FMPC approval, of the revised site plans. Upon completion of the TIS and required roadway design(s), DRT will determine if any impacts to the site warrant re-approval by FMPC or if the impacts are deemed minimal and approvable through the Post PC review process.

**CONDITIONS OF APPROVAL:**

Performance Agreement and Surety

General Comments

**1. Landscape**

Landscape surety shall be determined at Post PC - TBD \$

**2. Sureties**

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD



### 3. Traffic

Sureties shall be provided for the following traffic improvements:

EB right turn lane on McEwen Drive at Tower Circle (storage length TBD) - \$TBD

Traffic signal modifications at McEwen Drive & Tower Circle - \$90,000

NB dual left turn lane on Carothers Parkway at Ovation Drive (storage length TBD) - \$TBD

BNS

VUMC - 10.03.13.pdf

### 4. Setbacks

This is a new issue.

The side yard setback that is identified along the western property line shall be relocated to be measured from the new proposed right-of-way (ROW) dedication area instead of the existing ROW. This does not have an impact on the layout of the site as parking areas are allowed to be located in a required setback.

Engineering

General Comments

### 5. Traffic/Transportation

In order for the McEwen Drive at Tower Circle intersection to be fully built on the south approach, an agreement between the two property owners for funding and building the roadway and signalization shall be provided prior to final approval. The Vanderbilt site plans shall incorporate the full roadway and signalization for final approval. The land for ROW from the property owner west of Vanderbilt's property required for the intersection shall be obtained by the applicant. If there are issues with obtaining the required ROW, the applicant may work with the City towards an agreement for condemnation. However, condemnation will need to be approved by the Board.

Any site impacts from the revised intersection and roadway design will require post-PC approval, at a minimum, and, possibly FMPC approval, of the revised site plans. Upon completion of the intersection and roadway design, DRT will determine if any impacts to the site warrant re-approval by FMPC or if the impacts are deemed minimal and approvable through the Post PC review process.

### 6. Traffic/Transportation

Applicant shall update the roadway section to provide two lanes entering from Carothers Parkway to at least the first Parking Lot "A" aisle. Also, applicant shall update the exiting lanes to provide storage lengths for the driveway approach to Carothers Parkway based on site traffic impacts incorporating the Pickering TIS (Right-in Right-out at Site Access #2) signalized control scenarios. Any intersection impacts from the revised TIS will require post-PC approval, at a minimum, and, possibly FMPC approval, of the revised site plans. Upon completion of the TIS, DRT will determine if any impacts to the intersection warrant re-approval by FMPC or if the impacts are deemed minimal and approvable through the Post PC review process.

VUMC - 10.03.13.pdf

### 7. Traffic/Transportation

Investigate and accommodate the stacking lengths for NB lefts onto McEwen and SB lefts into site. Update the roadway, lanes and storage lengths incorporating the Pickering TIS update (Right-in Right-Out at Site Access #2).

Any intersection impacts from the revised TIS will require post-PC approval, at a minimum, and, possibly FMPC approval, of the revised site plans. Upon completion of the TIS, DRT will determine if any impacts to the intersection warrant re-approval by FMPC or if the impacts are deemed minimal and approvable through the Post PC review process.

#### 8. Traffic/Transportation

Update the TIS to incorporate the Pickering Property development (Ovation) in the background traffic. Ovation TIS (Right-in Right-out at Site Access #2) to be provided by the City of Franklin. Apply that update only to the two site access intersections (one on McEwen Drive, one on Carothers Parkway).

Any intersection impacts from the revised TIS will require post-PC approval, at a minimum, and, possibly FMPC approval, of the revised site plans. Upon completion of the TIS, DRT will determine if any impacts to the intersection warrant re-approval by FMPC or if the impacts are deemed minimal and approvable through the Post PC review process.

#### 9. Traffic/Transportation

Any extension of sidewalk "7" across Carothers Pkwy. is subject to the Pickering TIS review and approval, and will involve an agreement between the two developers. Until any such agreement occurs, place a sign USE CROSSWALK with right and left arrows on the sidewalk approach to Carothers Parkway.

#### 10. Traffic/Transportation

Re-configure the Carothers Pkwy./Ovation Dr./Vanderbilt Health intersection configuration with two lanes entering from Carothers Parkway; the outside lane may be dropped at the first Parking Lot "A" drive aisle. On Carothers Parkway, construct a dual northbound left turn lane of storage length to be determined by accounting for the Pickering TIS (Right-In Right-Out at Site Access #2) under signalized control. Also update the stacking lengths for the driveway approach to Carothers Parkway under the same signalized control scenario. Any intersection impacts from the revised TIS will require post-PC approval, at a minimum, and, possibly FMPC approval, of the revised site plans. Upon completion of the TIS, DRT will determine if any impacts to the intersection warrant re-approval by FMPC or if the impacts are deemed minimal and approvable through the Post PC review process.

#### 11. Circulation

In accordance with transportation planning for the Integrated Growth Plan, provide a specific transit vehicle circulatory route and loading area within the site.

#### Planning

#### General Comments

#### 12. Final Plat Required

Applicant shall record a final plat to dedicate all proposed R.O.W. and establish proposed easements before building permits are issued. Applicant shall contact the project planner to begin the platting process. This is a new comment that resulted from a previously addressed comment.

Vanderbilt Health McEwen - submittal 001.pdf

13. Photometrics

Applicant shall clearly identify all areas where lighting exceeds 10.0 fc. If lighting above this maximum permitted level is necessary for security purposes, applicant shall include a security statement on the Photometric Plan. If the lighting exceeding 10.0 fc is not necessary for exceptional security purposes, applicant shall revise lighting to comply with the Zoning Ordinance requirements. This is a response from a previous comment.

14. Architecture

Applicant shall continue discussion of vertically oriented architectural elements with staff in regards to the rows of brick on the south and west elevations. Applicant shall contact the project planner for discussion.

15. Addressing

This is a new issue. It was missed at initial submittal. Applicant shall remove the word "South" from Carothers Pkwy. The address for this site is 2240 East McEwen Drive. Applicant shall place address on site plan.

Stormwater

General Comments

16. Impervious Area

Provide total site impervious area on the stormwater management plans sheet and in site data on sheet C101.

Water/Sewer

17. Wastewater

Clarify the purpose of the sanitary sewer line from MH6 to Mh9. If it is for future use, it shall be labeled as private with private written on the castings. The city will then take ownership of the sewer when future buildings are added. This is a new comment.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

\* PROJECT CONSIDERATIONS:

1. None;

- \* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

There being no further business, the meeting adjourned at 7:44 p.m.

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Chair, Mike Hathaway